

Reopen Nicollet Working Group
Tuesday February 25, 2013
Room 315 City Hall
3:00pm to 4:00pm

1. Welcome and introductions: *Council Member Lilligren*
2. Developer and stores update: *David Frank*
 - Sherman Associates continues to have discussions with the property owners and the retail operators, including direct conversations with Sears/Kmart and the Supervalu land owner. The deal with the Supervalu land owner may require that the purchase of this property close this year.
 - Jerry's Foods has stepped into the lease for the Supervalu store, which runs until 2015. They are interested in having a presence in the redevelopment. As discussed, Jerry's Foods is a Cub Foods franchisee (and the largest in the United States!
http://en.wikipedia.org/wiki/Jerry's_Foods).
3. Project area: *Paul Mogush*
 - Project boundary: 31st Street to property just north of 29th Street, Bladell to First Avenues.
 - The project area defines the area where the City will consider focused use of its resources, regulatory and redevelopment authority to reopen Nicollet Avenue, reconfigure local streets and redevelop property.
 - The area may be revised later as project specifics come into focus.
 - The goals for the site include a mix of residential, commercial, and structured parking in several dense developments, as described in the 2005 Midtown Minneapolis Plan:
 - High-density multistory mixed-use buildings (some combination of retail/office/housing)
 - Retail should front both sides of re-opened Nicollet and Lake Street
 - Large-format retail will likely be part of the mix, and needs to be built according to traditional urban design standards
 - A mix of housing types, tenure, and affordability levels
 - Shared, structured parking
 - Linear park along the west side of Nicollet between Lake Street and the Midtown Greenway
 - New 29th Street on south side of the Midtown Greenway, built with a "people and bikes first" design
 - Big box retail in urban settings in other cities has been made to blend in with varying degrees of success.
 - Density in the project area may help to pay for any potential public assistance.
4. Project schedule: *David Frank*

- Revised key milestones:
 - August 2012: Preliminary community and stakeholder engagement process began
 - December 2012: City Council approved appropriation for project predevelopment costs (staff time, project design, cost estimates and market studies)
 - April 2013: Developer secures site control of Supervalu land and store lease
 - July 2013: Developer secures site control of entire site including leases
 - December 2013: City and developer reach written agreement on deal terms (right-of-way acquisition, potential public subsidy, etc.)

5. City Council appropriation: *Jeni Hager*

- The adopted City budget for 2013 includes funding to support project predevelopment costs.

6. Community and stakeholder engagement: *David Frank*

- Ensure the community and key stakeholders have a voice in this project from planning to implementation, recognizing that the effort is long term and that volunteer time is limited.
- Engage key neighborhood and business association stakeholders to serve in leadership roles through the “Reopen Nicollet Working Group.” Working Group members invited in August 2012 and February 2013, to serve at least until full site control is achieved, and possibly overlapping with the Project Advisory Committee when it begins to meet.
- Engage Working Group members, neighborhood and business association leaders and other key stakeholders to assist in ongoing communications and engagement efforts.
- Broader community engagement efforts beginning later in 2013 to engage area residents and businesses throughout the process to provide input and feedback on the project.
- As the project moves forward, engage neighborhood stakeholders about the preservation of the 1978 mural by artists Ta-coumba Aiken and Marilyn Lindstrom on the north side of Kmart.
- More information will be shared each month in this format.